



Waukesha County
Department of Parks and Land Use

MEMORANDUM

To: Waukesha County Park and Planning Commission Members

From: Jacob Heermans, Senior Land Use Specialist

Date: August 20, 2020

Subject: **File No. PPC20_004**
Remnant parcel waiver, Section 2.3 of the Waukesha County Shoreland and Floodland Subdivision Control Ordinance

Location: Part of the W $\frac{1}{2}$, NE $\frac{1}{4}$, E $\frac{1}{2}$, NW $\frac{1}{4}$ and SE $\frac{1}{4}$ of Section 31, T8N, R19E, Town of Lisbon Tax Key No's. LSBT 0265.998.002 and LSBT 0265.998.003. More specifically, the properties are located at N55 W27361 Lisbon Road and N55 W27351 CTH K, respectively.

Applicant: Stephanie Brandt, N55 W27371 Lisbon Road, Sussex, WI 53089

Owner: Joe Goetz, N55 W27371 Lisbon Road, Sussex, WI 53089

The petitioner is proposing to divide a five acre parcel from a 175.6-acre farm tract and construct a single-family residence. The farm tract is located on the south side of Lisbon Road (CTH K), west of Arrowhead Highlands Addition No. 2. This farm tract, less the proposed five acre parcel, is the remnant parcel discussed herein. An aerial photograph of the farm tract is attached as Exhibit A. The remnant parcel contains an approximately twenty acre driving range, three residences, one of which is a duplex, multiple farm buildings, and is otherwise used for agricultural purposes. The entire lot and all of the uses thereon (including two additional CSM lots) are currently served by a 33' wide easement which extends to the south line of CSM No. 5648, and from that point it is simply a private driveway. The proposed lot is currently vacant. Sheet 1 of the proposed CSM is attached as Exhibit B.

The proposed five acre parcel is outside of the Waukesha County Shoreland and Floodland Protection Ordinance jurisdiction, and is subject to the Town of Lisbon Zoning Code. The proposed parcel is zoned A-10 Agricultural District, but there is a pending rezone to the A-5 District with the Town. The remnant parcel acreage is subject to the Town of Lisbon Zoning Code and Waukesha County Shoreland and Floodland Protection Ordinance. The remnant parcel acreage subject to the Town of Lisbon Zoning Code is zoned A-10 Agricultural District, UC Upland Corridor, RM Multi-Family Residential, PR Park and Recreation, and C-1 Conservancy Wetlands. The remnant parcel acreage subject to the Waukesha

County Shoreland and Floodland Protection Ordinance, which is located on the southern end of the overall property is zoned HG High Groundwater with Environmental Corridor and Wetland Overlay Districts.

The Town and County Comprehensive Development Plans both designate the subject parcel as Rural Density and Other Agricultural Land (5 acres – 34.9 acres/dwelling unit). The land division complies with the Town and County Development Plans as the proposed lot is five acres in size.

Section 2.3 of the Waukesha County Shoreland and Floodland Subdivision Control Ordinance requires that a residual parcel resulting from a division of land must be included on the face of the Certified Survey Map. It is the opinion of the Planning and Zoning Division staff that including the remnant parcel on the Certified Survey Map at this time would result in significant expense for the owners while serving no useful purpose. In the event the owner decides to develop the parcel further in the future, a concept plan is on file and it is recommended a full development plan be considered at that time as the proposed lot is the third CSM lot divided from the overall parcel and not served by a public road. It is further recommended the five acre parcel's south (and then north) lot line(s) be adjusted on the CSM to provide for a full 66' easement to serve the property now and into the future so access is not thereby limited while still maintaining a minimum five acre lot size.

Therefore, the Planning and Zoning Division staff, recommends approval of this request, subject to the following conditions:

1. The Town of Lisbon must approve a remnant parcel waiver in conjunction with their review of the proposed CSM.
2. It must be noted on the Certified Survey Map that the Waukesha County Park and Planning Commission granted a waiver from the requirement to include the remnant parcel on the Certified Survey Map on August 20, 2020.

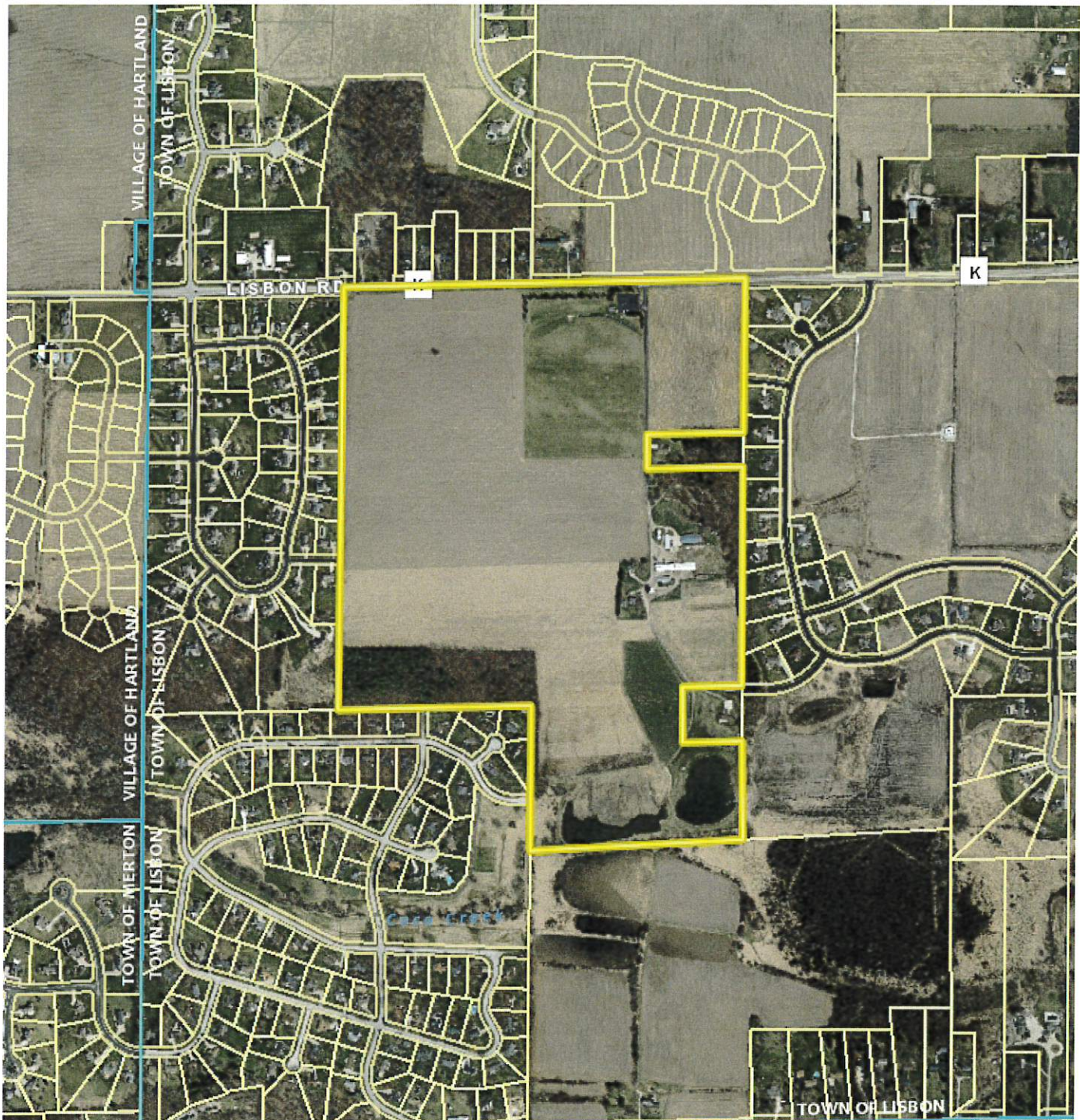
This approval waives the requirement that the remnant parcel must be included on the Certified Survey Map. A complete review of the Certified Survey Map to ensure that it complies with the land division requirements of the Town of Lisbon will be conducted by Town of Lisbon.

Attachment: Exhibit A – Remnant Parcel Aerial
Exhibit B - Certified Survey Map, Sheet 1

EXHIBIT "A"

MS DIVISION

Goetz/Brandt Remnant



0 874.54 Feet

Notes:

The information and depictions herein are for informational purposes and Waukesha County specifically disclaims accuracy in this reproduction and specifically admonishes and advises that if specific and precise accuracy is required, the same should be determined by procurement of certified maps, surveys, plats, Flood Insurance Studies, or other official means. Waukesha County will not be responsible for any damages which result from third party use of the information and depictions herein, or for use which ignores this warning.



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PRELIMINARY REVIEW DRAFT
AUTHORITIES APPROVAL PENDING
NOT FOR RECORDING

BEING A REDIVISION OF UNPLATTED LANDS LYING WITHIN AND BEING A PART OF
THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, TOWN 8 NORTH,
RANGE 19 EAST, TOWN OF LISBON, WAUKESHA COUNTY, WISCONSIN.



THIS INSTRUMENT WAS DRAFTED BY JAMES R. BEATY